

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2005 Assessment Roll

**Area Name / Number:** View Ridge / East of Sand Point Way -- 46

**Previous Physical Inspection:** 2003

**Improved Sales:**

Number of Sales: 267

Range of Sale Dates: 1/2003 – 10/2004

**Sales – Improved Valuation Change Summary**

	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2004 Value</b>	\$293,400	\$189,600	\$483,000	\$535,100	90.3%	11.87%
<b>2005 Value</b>	\$320,500	\$207,800	\$528,300	\$535,100	98.7%	11.16%
<b>Change</b>	+\$27,100	+\$18,200	+\$45,300		+8.4%	-0.71%
<b>% Change</b>	+9.2%	+9.6%	+9.4%		+9.3%	-5.98%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.71% and -5.98% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary:**

	Land	Imps	Total
<b>2004 Value</b>	\$320,500	\$210,300	\$530,800
<b>2005 Value</b>	\$350,200	\$232,900	\$583,100
<b>Percent Change</b>	+9.3%	+10.7%	+9.9%

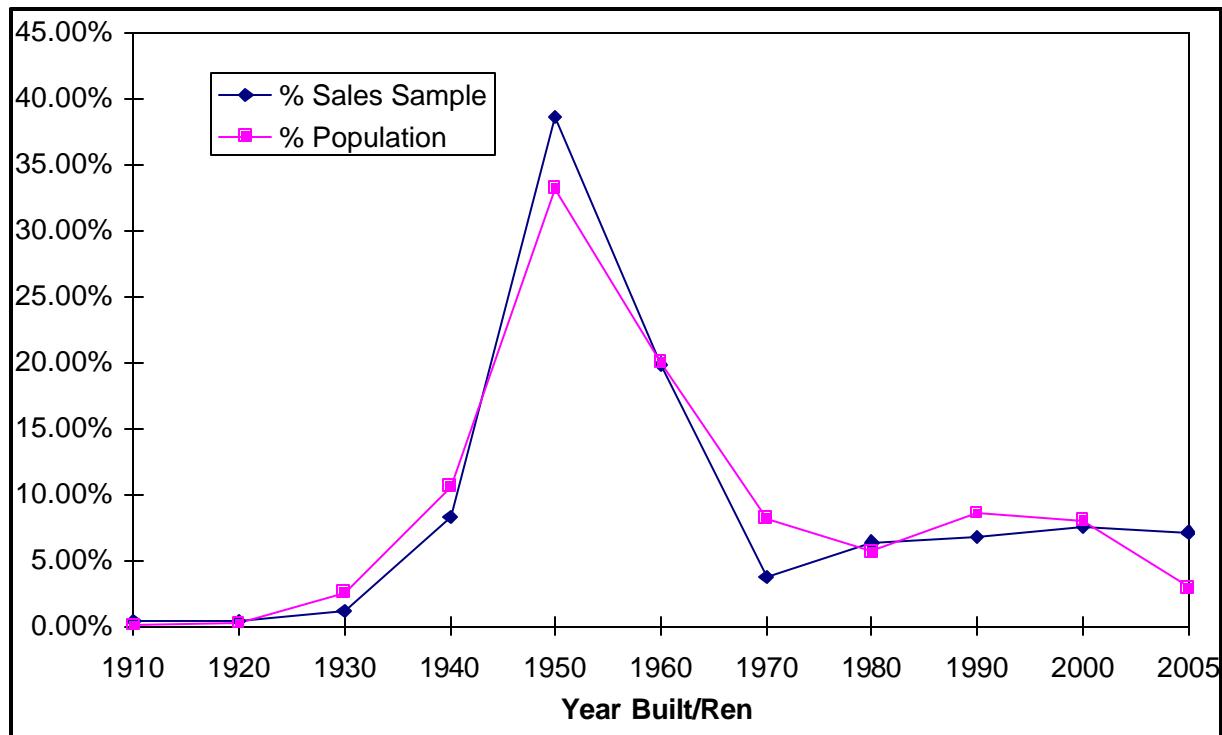
Number of one to three unit residences in the Population: 3398

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties in Sub Area 5 or located in Sand Point County Club were at a lower assessment level than other properties and needed a greater upward adjustment. Also, houses built before 1940 and not located in Sub Area 5 were at a lower assessment level than other properties and needed a greater upward adjustment. Properties in Very Good condition or with lots less than 5000 square feet were at a higher assessment ratio, the model adjusted less than other properties. The formula adjusts for these differences thus improving equalization.

The Annual Update values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll

### **Sales Sample Representation of Population - Year Built or Year Renovated**

<b>Sales Sample</b>			<b>Population</b>		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	1	0.37%	1910	4	0.12%
1920	1	0.37%	1920	9	0.26%
1930	3	1.12%	1930	87	2.56%
1940	22	8.24%	1940	360	10.59%
1950	103	38.58%	1950	1127	33.17%
1960	53	19.85%	1960	679	19.98%
1970	10	3.75%	1970	278	8.18%
1980	17	6.37%	1980	192	5.65%
1990	18	6.74%	1990	290	8.53%
2000	20	7.49%	2000	273	8.03%
2005	19	7.12%	2005	99	2.91%
	267			3398	

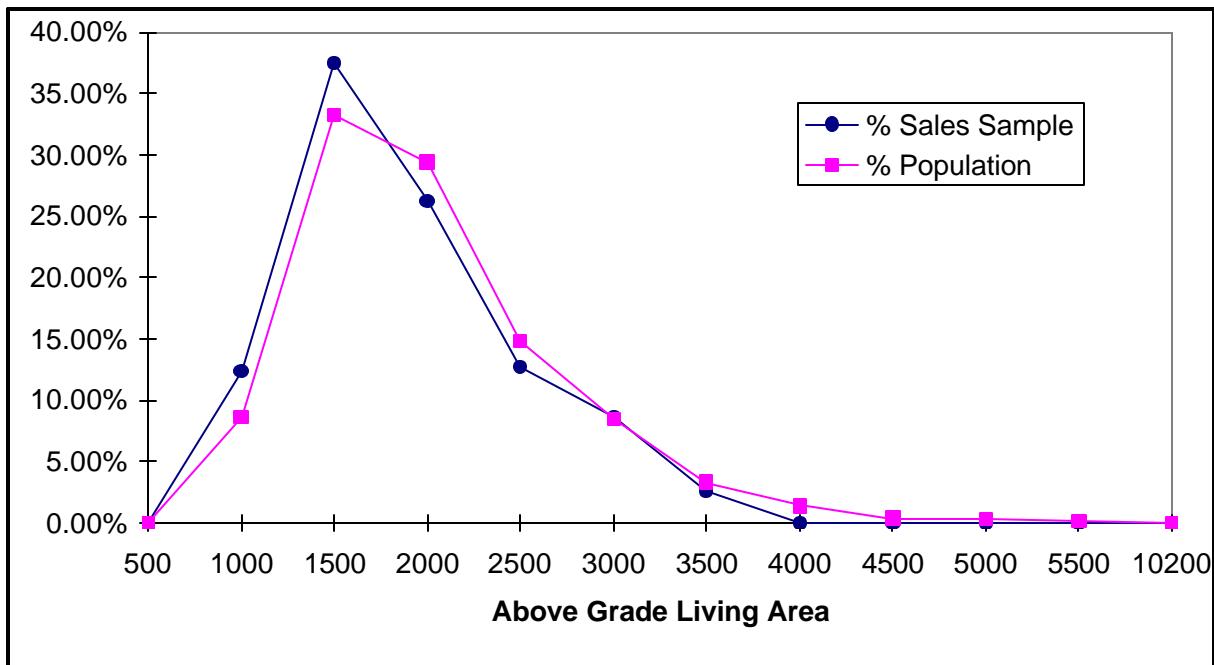


Sales of new homes built in the last five years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### **Sales Sample Representation of Population - Above Grade Living Area**

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	33	12.36%
1500	100	37.45%
2000	70	26.22%
2500	34	12.73%
3000	23	8.61%
3500	7	2.62%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
10200	0	0.00%
		267

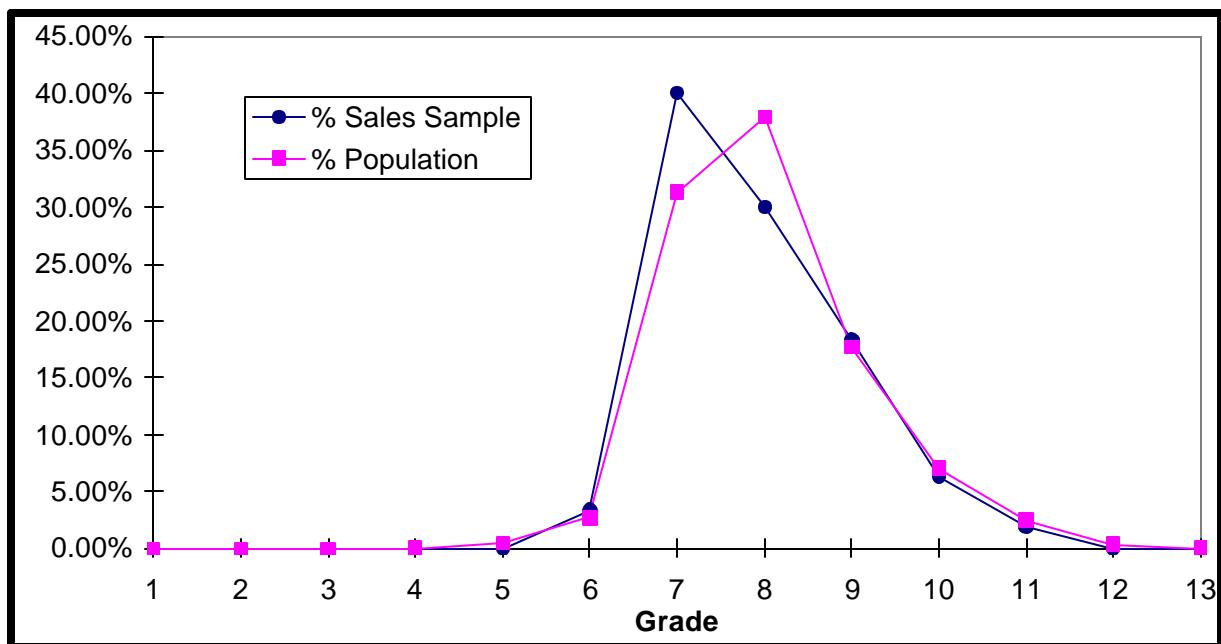
<b>Population</b>		
AGLA	Frequency	% Population
500	1	0.03%
1000	292	8.59%
1500	1129	33.23%
2000	999	29.40%
2500	502	14.77%
3000	288	8.48%
3500	113	3.33%
4000	47	1.38%
4500	13	0.38%
5000	10	0.29%
5500	3	0.09%
10200	1	0.03%
		3398



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

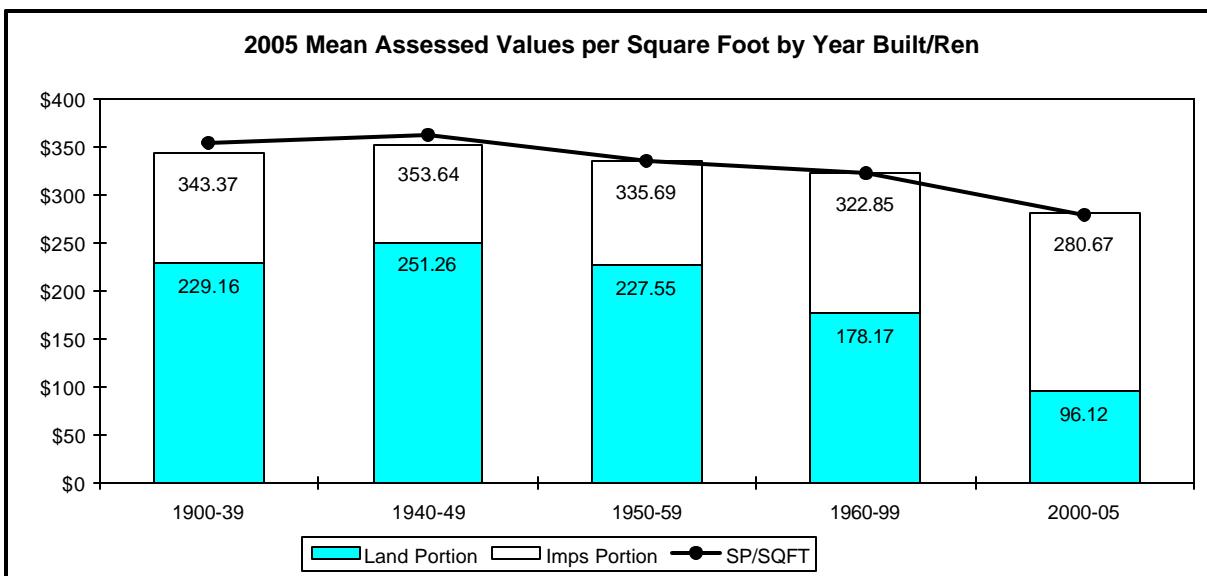
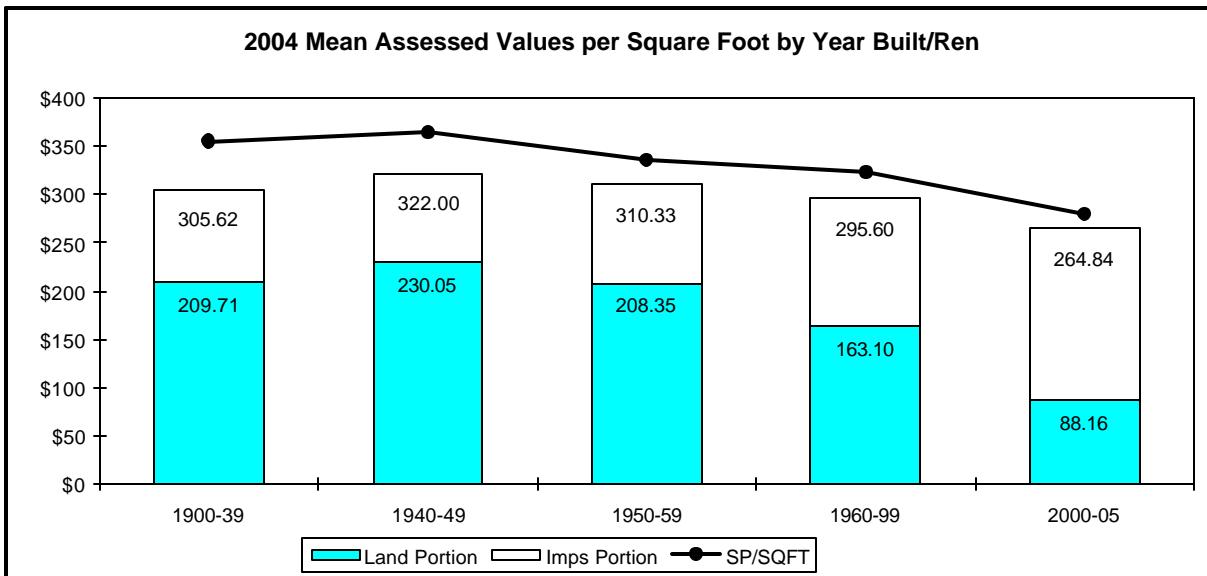
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	1	0.03%
5	0	0.00%	5	15	0.44%
6	9	3.37%	6	91	2.68%
7	107	40.07%	7	1065	31.34%
8	80	29.96%	8	1287	37.88%
9	49	18.35%	9	600	17.66%
10	17	6.37%	10	240	7.06%
11	5	1.87%	11	85	2.50%
12	0	0.00%	12	13	0.38%
13	0	0.00%	13	1	0.03%
	267			3398	



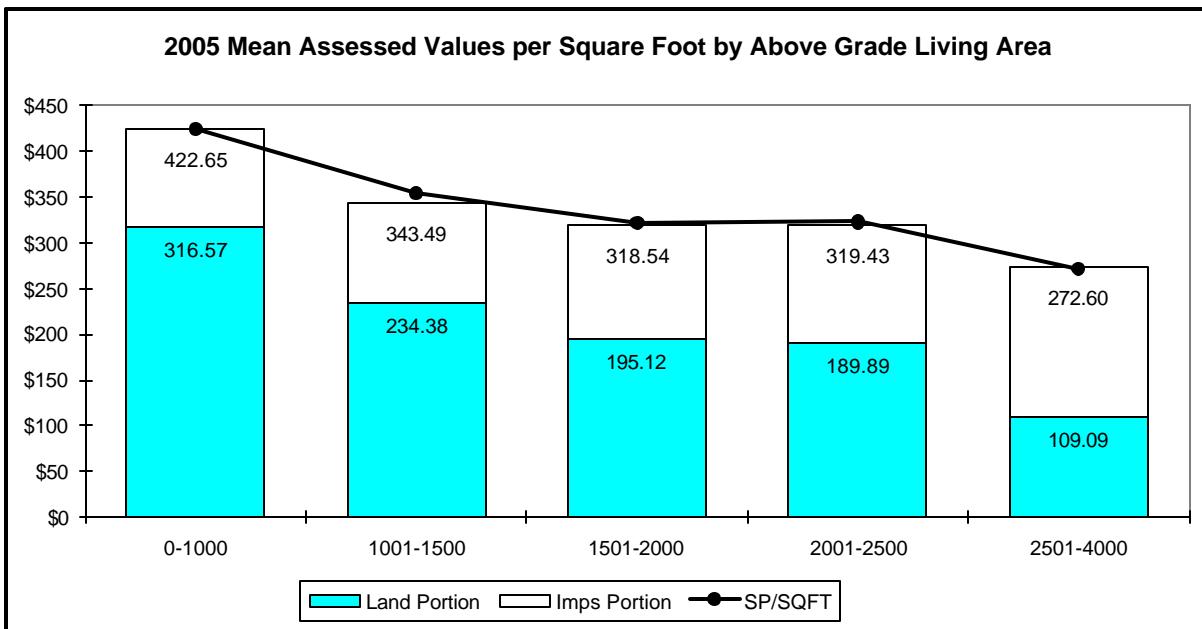
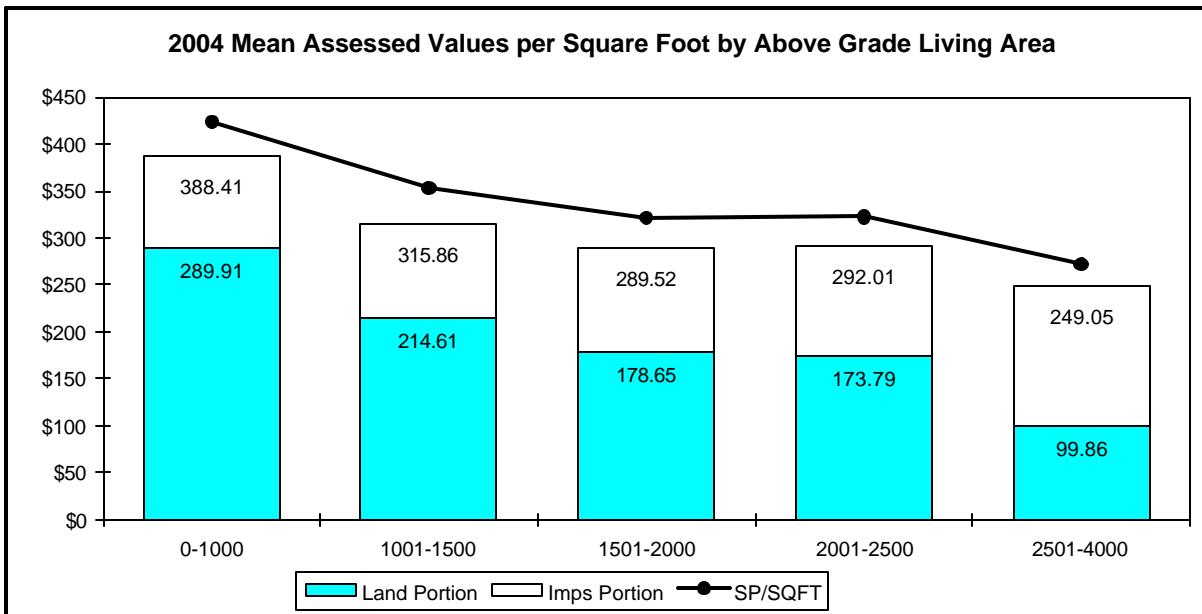
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2004 and 2005 Per Square Foot Values  
By Year Built / Year Renovated**



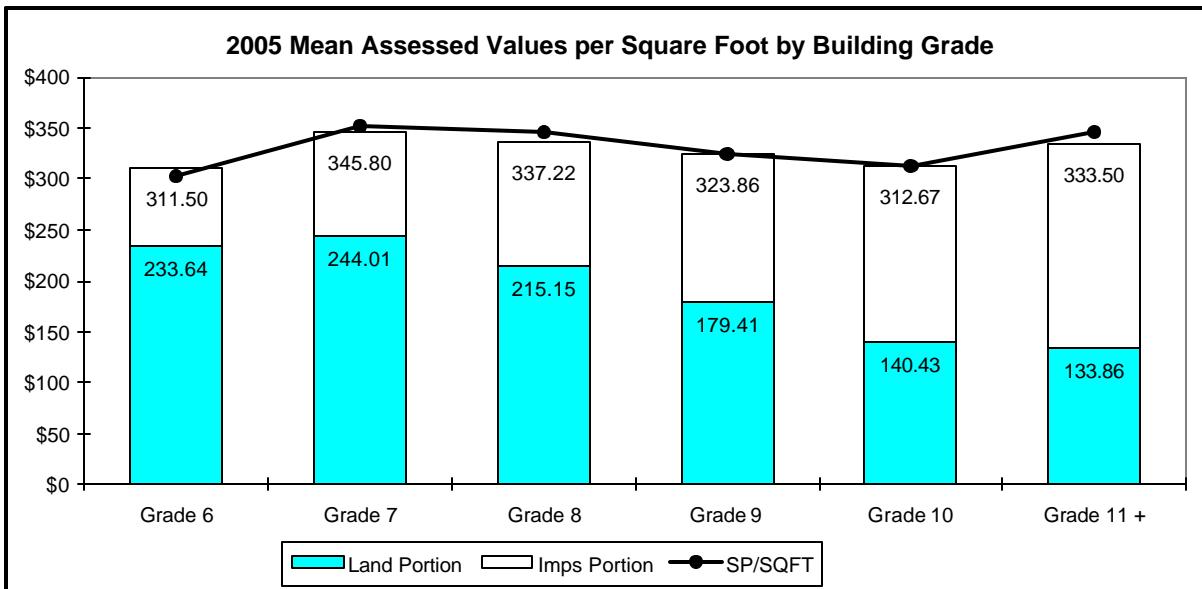
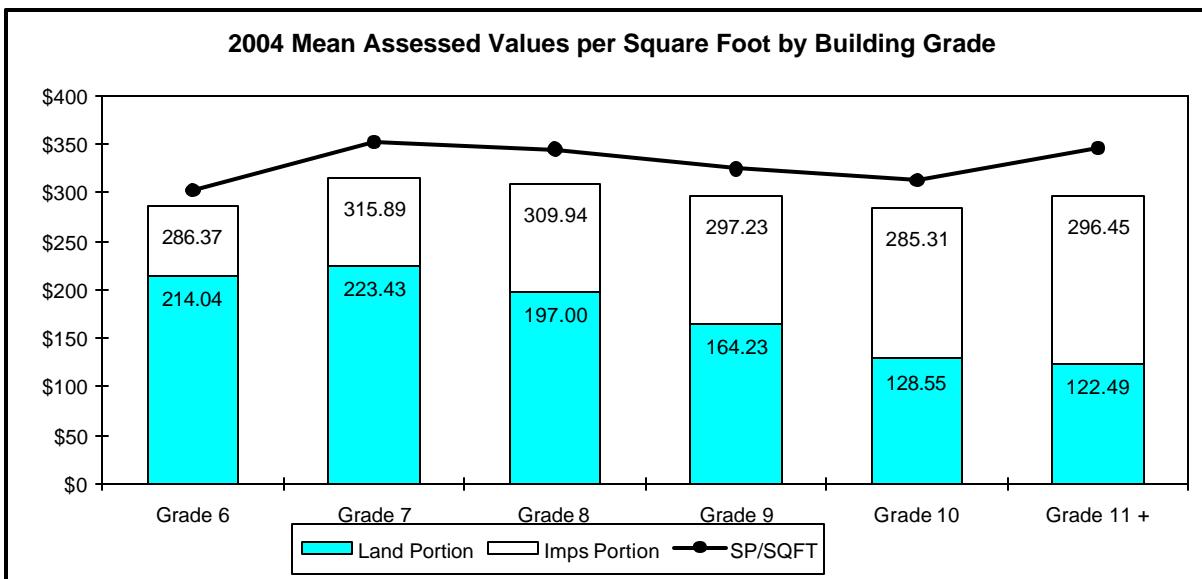
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values  
By Above Grade Living Area**

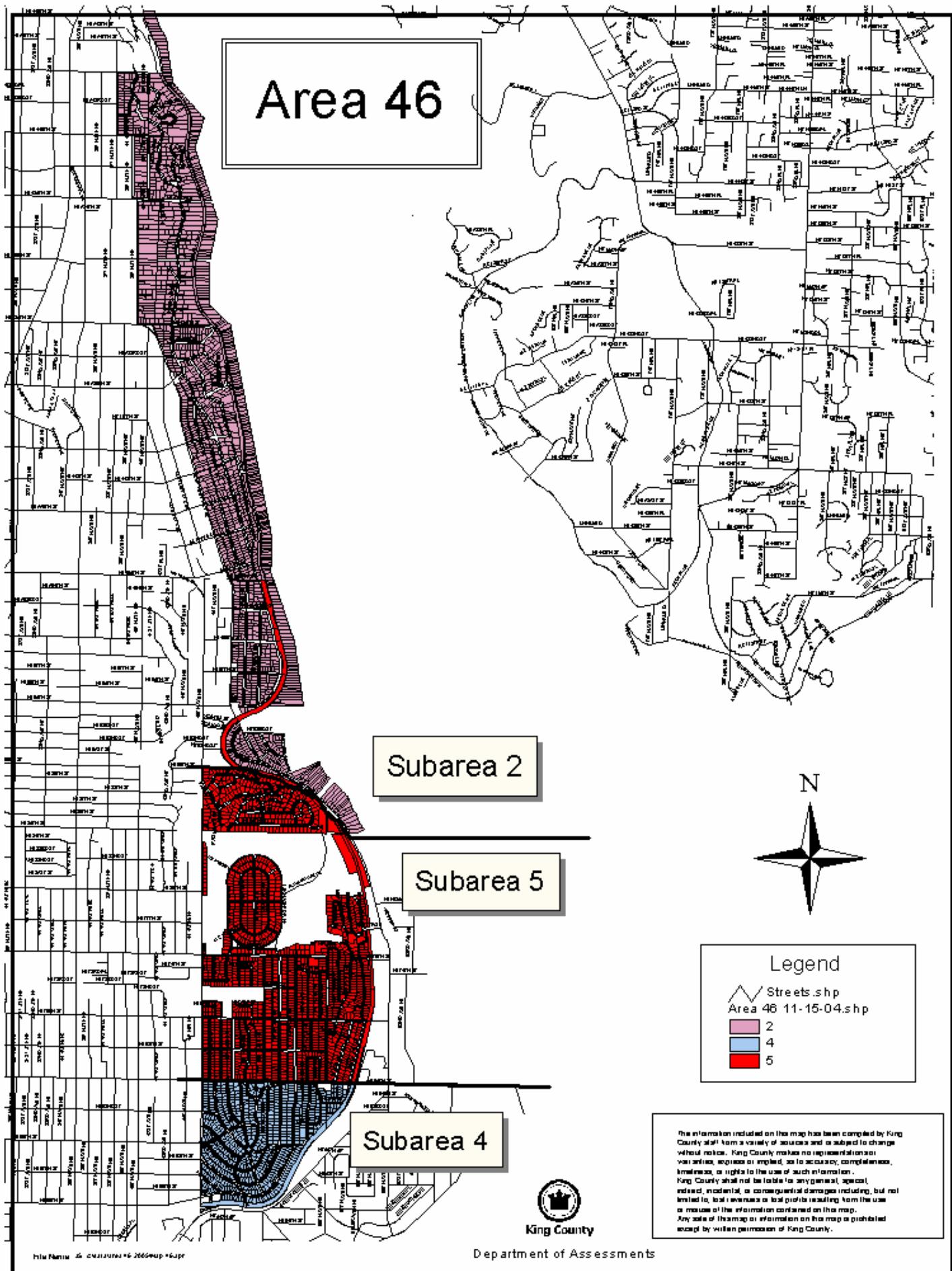


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values  
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



## **Annual Update Process**

### ***Data Utilized***

Available sales closed from 1/1/2003 through 10/26/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database. Additional studies were performed January 18, 2005 to test the resultant assessment level using later 2004 sales. There were 22 additional usable sales. The weighted mean ratio dropped from .987 to .982 for one to three unit residences. These changes are not significant.

### ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

### ***Land update***

There were not enough vacant land sales to derive a market adjustment based only on vacant land sales. Based on the percentage change indicated by the sales sample, a market adjustment for land values was derived. The formula is:

**2005 Land Value = 2004 Land Value x 1.094%, with the result rounded down to the next \$1,000.**

### ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the **267** usable residential sales in the area.

### ***Improved Parcel Update (continued)***

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties in Sub Area 5 or located in Sand Point County Club were assessed at a lower assessment level than other properties and needed a greater upward adjustment. Also, houses built before 1940 and not located in Sub Area 5 were assessed at a lower assessment level than other properties and needed a greater upward adjustment. Properties in Very Good condition or with lots less than 5000 square feet were assessed at a higher assessment level and need less of an upward adjustment than other properties.

The derived adjustment formula is :

**2005 Total Value = 2004 Total Value / (0.9246399)+(-0.03610406 if in Sub Area 5 and not located in Sand Point County Club)+(-0.07624529 if in Sand Point Country Club)+(0.06731745 if lot size is less than 5000 square feet)+(-0.07687341 if built before 1940 and not located in Sub Area 5)+(0.08848353 if in Very Good condition)**

The resulting total value is rounded down to the next \$1,000, *then:*

2005 Improvements Value = 2005 Total Value minus 2005 Land Value

An explanatory adjustment table is included in this report.

- Other:
- \*If multiple houses exist on a parcel, the improvement % change indicated by the sales sample is used to arrive at new total value ((Previous Total Value \* 1.094) – (2005 Land Value)) = New Improvement Value.
  - \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \*If “accessory improvements only”, the improvement % change as indicated by the sales sample is used to arrive at a new total value. ((Previous Total Value \* 1.094) – (2005 Land Value)) = New Improvement Value.
  - \*If vacant parcels (no improvement value) only the land adjustment applies.
  - \*If land or improvement values are \$10,000 or less, there is no change from previous value.  
(Previous Land value \* 1.00 or Previous Improvement value \* 1.00)
  - \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
  - \*If residential properties exist on commercially zoned land, there is no change from previous value.  
(2005 total value = 2004 total value)

### **Mobile Home Update**

There are no mobile homes in this area

### **Model Validation**

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 46 Annual Update Model Adjustments

**2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

8.15%

<b>Sub Area 5 not located in Sand Point Country Club</b>	<b>Yes</b>
% Adjustment	4.39%
<b>Sand Point Country Club</b>	<b>Yes</b>
% Adjustment	9.72%
<b>Very Good Condition</b>	<b>Yes</b>
% Adjustment	-9.45%
<b>Lot Size &lt; 5000 Sq Ft</b>	<b>Yes</b>
% Adjustment	-7.34%
<b>Year Built &lt; 1940 not located in Sub area 5</b>	<b>Yes</b>
% Adjustment	9.81%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a house built before 1940 and not located in Sub area 5 would *approximately* receive a 17.96% upward adjustment (8.15% + 9.81%). There are 254 properties in the population of which 15 have sold.

A house located in Sand Point Country Club would *approximately* receive a 17.87% upward adjustment (8.15% + 9.72%). There are 182 properties in the population of which 13 have sold.

A house located in Sub area 5, but not in the Sand Point Country Club would *approximately* receive a 12.54% upward adjustment (8.15% + 4.39%). There are 1065 properties in the population of which 74 have sold.

Generally parcels with older houses were at a lower assessment level than newer houses. Properties located in Sub Area 5 and Sand Point Country Club were also at a lower assessment level than properties in the other Sub areas. Properties in Very Good Condition or on lots less than 5000 square feet were at a higher assessment level. This model corrects for these strata differences.

40.7% of the population of 1 to 3 family parcels in the area are adjusted by the overall alone.

### Area 46 Summary of Neighborhood Plat Variables

<b>Plat Number</b>	<b>Plat Name</b>	<b># Sales</b>	<b># Pop</b>	<b>% of Pop</b>	<b>QSTR</b>	<b>Sub</b>	<b>Range of Building Grades</b>	<b>Range of Year Built</b>	<b>Nearest Major Roadway</b>
753330	Sand Point Country Club Addition	0	10	0%	NE 3-25-4	5	8 - 11	1949 thru 2004	NE 75 <sup>th</sup> and Ridge Drive NE
753380	Sand Point Country Club Unrecorded	13	196	6.6%	NE 3-25-4	5	7 - 12	1927 thru 2004	NE 75 <sup>th</sup> and Ridge Drive NE

## Area 46 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2005 weighted mean is 0.987.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L..	2005 Upper 95% C.L.
6	9	0.939	1.018	8.4%	0.931	1.105
7	107	0.897	0.983	9.6%	0.963	1.004
8	80	0.896	0.978	9.2%	0.953	1.003
9	49	0.920	1.002	8.9%	0.969	1.034
10	17	0.915	1.001	9.4%	0.947	1.055
11	5	0.851	0.957	12.5%	0.717	1.196
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L..	2005 Upper 95% C.L.
1900-1939	18	0.849	0.952	12.1%	0.904	0.999
1940-1949	105	0.886	0.976	10.2%	0.954	0.998
1950-1959	59	0.917	0.993	8.4%	0.966	1.020
1960-1999	63	0.916	1.001	9.3%	0.968	1.033
2000-2004	22	0.937	1.006	7.3%	0.982	1.029
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L..	2005 Upper 95% C.L.
Average	180	0.901	0.991	10.0%	0.974	1.008
Good	73	0.891	0.979	9.8%	0.954	1.004
Very Good	14	0.975	0.981	0.6%	0.937	1.024
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L..	2005 Upper 95% C.L.
1	167	0.899	0.988	9.9%	0.970	1.005
1.5	29	0.868	0.956	10.2%	0.911	1.002
>=2	71	0.921	0.998	8.3%	0.974	1.023
Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L..	2005 Upper 95% C.L.
<1001	33	0.912	0.994	8.9%	0.961	1.026
1001-1500	100	0.895	0.975	8.9%	0.952	0.998
1501-2000	70	0.898	0.988	10.1%	0.960	1.016
2001-2500	34	0.907	0.992	9.3%	0.958	1.025
2501-4000	30	0.914	1.002	9.5%	0.958	1.045

## Area 46 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2005 weighted mean is 0.987.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L..	2005 Upper 95% C.L.
Yes	147	0.901	0.982	9.0%	0.963	1.002
No	120	0.904	0.996	10.1%	0.977	1.014
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L..	2005 Upper 95% C.L.
Yes	17	0.932	1.017	9.1%	0.957	1.076
No	250	0.899	0.984	9.4%	0.970	0.998
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L..	2005 Upper 95% C.L.
2	102	0.911	0.988	8.4%	0.968	1.009
4	67	0.932	0.998	7.1%	0.971	1.024
5	98	0.875	0.980	12.0%	0.956	1.004
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L..	2005 Upper 95% C.L.
<3000	11	0.991	0.998	0.7%	0.968	1.028
3000-5000	21	0.965	1.007	4.4%	0.970	1.045
5001-6000	51	0.914	0.997	9.1%	0.963	1.032
6001-7000	68	0.898	0.989	10.1%	0.962	1.016
7001-8000	47	0.889	0.989	11.2%	0.957	1.020
8001-9000	25	0.872	0.973	11.5%	0.919	1.027
9001-13000	33	0.888	0.978	10.2%	0.935	1.022
13001-42000	11	0.880	0.958	8.8%	0.891	1.025
Sub Area 5 w/o Sand Point Country Club	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L..	2005 Upper 95% C.L.
Yes	85	0.880	0.978	11.1%	0.951	1.005
No	182	0.913	0.992	8.6%	0.977	1.007
Sand Point Country Club, Majors 753330 & 753380	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L..	2005 Upper 95% C.L.
Yes	13	0.844	0.994	17.8%	0.937	1.050
No	254	0.906	0.987	9.0%	0.973	1.001

## Area 46 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2005 weighted mean is 0.987.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

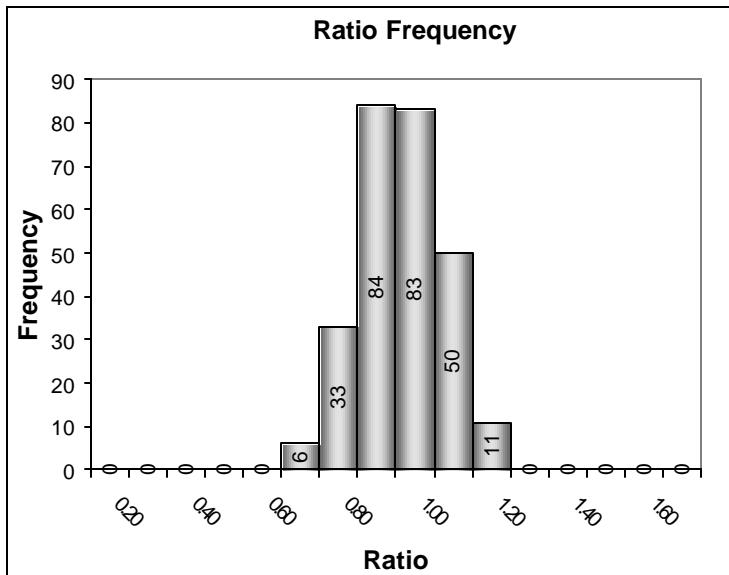
It is difficult to draw valid conclusions when the sales count is low.

Lot Size <5000 sq ft	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L..	2005 Upper 95% C.L.
Yes	29	0.978	1.002	2.5%	0.976	1.028
No	238	0.895	0.986	10.2%	0.971	1.000
Year Built <1940 Not located in Sub area 5	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L..	2005 Upper 95% C.L.
Yes	27	0.853	0.968	13.5%	0.924	1.011
No	240	0.909	0.990	8.9%	0.976	1.004

# Annual Update Ratio Study Report (Before)

## 2004 Assessments

<b>District/Team:</b> NW - Team 3	<b>Lien Date:</b> 01/01/2004	<b>Date of Report:</b> 11/15/2004	<b>Sales Dates:</b> 1/2002 - 10/26/04
<b>Area</b> <b>View Ridge/ East of Sand Point Way</b>	<b>Appr ID:</b> JSAN	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b> 267 <b>Mean Assessed Value</b> 483,000 <b>Mean Sales Price</b> 535,100 <b>Standard Deviation AV</b> 170,796 <b>Standard Deviation SP</b> 200,829			
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b> 0.914 <b>Median Ratio</b> 0.912 <b>Weighted Mean Ratio</b> 0.903			
<b>UNIFORMITY</b>			
<b>Lowest ratio</b> 0.652 <b>Highest ratio:</b> 1.176 <b>Coefficient of Dispersion</b> 9.63% <b>Standard Deviation</b> 0.108 <b>Coefficient of Variation</b> 11.87%			
<b>PRICE RELATED DIFFERENTIAL (PRD)</b> 1.012			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b> Lower limit 0.894 Upper limit 0.930			
<b>95% Confidence: Mean</b> Lower limit 0.901 Upper limit 0.927			
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b> 3398 <b>B (acceptable error - in decimal)</b> 0.05 <b>S (estimated from this sample)</b> 0.108 <b>Recommended minimum:</b> 19 <b>Actual sample size:</b> 267 <b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b> # ratios below mean: 135 # ratios above mean: 132 Z: 0.184 <b>Conclusion:</b> Normal/* <i>*i.e. no evidence of non-normality</i>			



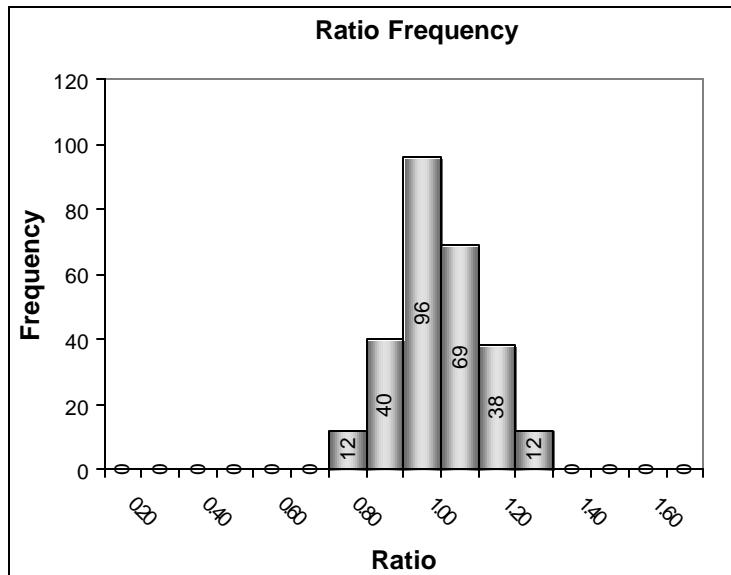
### COMMENTS:

1 to 3 Unit Residences throughout area 46

# Annual Update Ratio Study Report (After)

## 2005 Assessments

<b>District/Team:</b> NW - Team 3	<b>Lien Date:</b> 01/01/2005	<b>Date of Report:</b> 11/17/2004	<b>Sales Dates:</b> 1/2002 - 10/26/04
<b>Area</b> View Ridge/ East of Sand Point Way	<b>Appr ID:</b> JSAN	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i> 267			
<b>Mean Assessed Value</b>	528,300		
<b>Mean Sales Price</b>	535,100		
<b>Standard Deviation AV</b>	190,322		
<b>Standard Deviation SP</b>	200,829		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.997		
<b>Median Ratio</b>	0.989		
<b>Weighted Mean Ratio</b>	0.987		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.740		
<b>Highest ratio:</b>	1.273		
<b>Coefficient of Dispersion</b>	8.89%		
<b>Standard Deviation</b>	0.111		
<b>Coefficient of Variation</b>	11.16%		
<b>Price Related Differential (PRD)</b>	1.010		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.977		
<i>Upper limit</i>	1.003		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.984		
<i>Upper limit</i>	1.010		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	3398		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.111		
<b>Recommended minimum:</b>	20		
<b>Actual sample size:</b>	267		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	143		
# ratios above mean:	124		
<i>Z:</i>	1.163		
<b>Conclusion:</b>	Normal/*		
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout area 46

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 46**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	272604	9044	1/15/2004	\$ 300,000	610	300	6	1939	4	3090	YES	NO	10752 LAKESIDE AV NE
2	081400	0040	5/21/2003	\$ 251,500	780	0	6	1944	3	6000	NO	NO	11528 SAND POINT WY NE
2	081400	0050	1/15/2003	\$ 179,950	780	0	6	1944	3	6000	NO	NO	11518 SAND POINT WY NE
2	407480	0045	10/26/2004	\$ 235,000	1040	0	6	1941	4	7200	NO	NO	9734 SAND POINT WY NE
2	868130	0050	8/1/2003	\$ 259,950	1130	0	6	1906	3	7350	NO	NO	9516 49TH AV NE
2	407780	0138	2/26/2004	\$ 357,000	1220	0	6	1974	3	9750	YES	NO	10752 DURLAND AV NE
2	407320	0403	8/9/2004	\$ 337,000	1420	0	6	1917	4	8400	NO	NO	9543 49TH AV NE
2	735120	0305	5/16/2003	\$ 654,750	1670	0	6	1949	4	3500	YES	YES	14370 RIVIERA PL NE
2	407320	0885	8/9/2004	\$ 330,000	780	780	7	1940	3	8100	YES	NO	9544 49TH AV NE
2	145460	0121	2/27/2003	\$ 361,000	840	560	7	1951	4	8344	YES	NO	12537 42ND AV NE
2	145460	0121	10/29/2003	\$ 349,950	840	560	7	1951	4	8344	YES	NO	12537 42ND AV NE
2	735220	0637	3/3/2004	\$ 621,000	890	890	7	1948	3	2816	YES	YES	11252 RIVIERA PL NE
2	520720	0360	9/8/2003	\$ 282,500	930	0	7	1953	3	5368	NO	NO	9215 49TH AV NE
2	882090	2380	3/12/2003	\$ 267,500	970	120	7	1921	3	4240	YES	NO	11737 EXETER AV NE
2	882090	0200	3/25/2004	\$ 285,000	1000	140	7	1937	3	7805	NO	NO	12302 SAND POINT WY NE
2	882090	2650	6/25/2004	\$ 300,500	1010	500	7	1966	3	5156	NO	NO	11708 SAND POINT WY NE
2	932480	0487	11/6/2003	\$ 342,500	1010	500	7	1952	5	4050	YES	NO	14209 38TH AV NE
2	520720	0247	7/6/2004	\$ 394,950	1070	530	7	1993	3	5760	NO	NO	9038 SAND POINT WY NE
2	932480	0486	9/16/2003	\$ 329,000	1120	270	7	1952	3	7178	YES	NO	14203 38TH AV NE
2	812410	0110	10/22/2003	\$ 410,000	1140	600	7	1978	3	18859	YES	NO	4132 NE 142ND ST
2	407780	0099	11/25/2003	\$ 369,000	1180	480	7	1952	3	7230	YES	NO	10652 SAND POINT WY NE
2	407780	0006	3/29/2004	\$ 437,000	1180	450	7	1955	4	5607	YES	NO	11005 LAKESIDE AV NE
2	520720	0475	5/9/2003	\$ 297,000	1200	0	7	1954	4	7560	NO	NO	9126 MATTHEWS AV NE
2	882090	2145	8/6/2004	\$ 415,000	1220	860	7	1960	3	8600	YES	NO	11900 LAKESIDE AV NE
2	882090	2615	2/27/2004	\$ 280,000	1250	0	7	1954	3	7725	NO	NO	11705 DURLAND AV NE
2	145950	0095	3/10/2003	\$ 705,000	1280	520	7	1956	4	4600	YES	YES	12578 RIVIERA PL NE
2	145460	0240	10/8/2004	\$ 580,000	1340	360	7	1959	4	25314	YES	NO	12744 42ND AV NE
2	383400	0121	6/3/2003	\$ 266,000	1450	0	7	1953	3	6818	YES	NO	13521 40TH AV NE
2	520720	0345	5/6/2003	\$ 308,000	1460	1270	7	1940	4	7200	NO	NO	9233 49TH AV NE
2	882090	0175	6/24/2004	\$ 530,000	1480	1150	7	1958	4	7500	YES	NO	12345 42ND AV NE
2	407320	0335	5/11/2004	\$ 400,000	1490	0	7	1951	4	7200	NO	NO	10033 48TH AV NE

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2	145950	0026	4/15/2004	\$ 804,000	1500	0	7	1971	3	6000	YES	YES	13218 RIVIERA PL NE
2	735170	0090	6/23/2003	\$ 610,000	1500	0	7	1930	3	3907	YES	YES	12348 RIVIERA PL NE
2	145950	0026	8/6/2003	\$ 720,000	1500	0	7	1971	3	6000	YES	YES	13218 RIVIERA PL NE
2	407780	0160	9/15/2003	\$ 409,000	1550	0	7	1928	4	8100	NO	NO	10739 DURLAND AV NE
2	407530	0160	3/30/2004	\$ 360,000	1610	0	7	1951	4	10800	NO	NO	9527 48TH AV NE
2	399270	0670	1/3/2003	\$ 281,000	1610	0	7	1948	3	7200	YES	NO	11517 DURLAND AV NE
2	882090	0100	11/17/2003	\$ 430,000	1650	810	7	1977	3	7215	YES	NO	4224 NE 124TH ST
2	407530	0105	12/8/2003	\$ 246,600	1660	0	7	1986	3	3432	NO	NO	9500 SAND POINT WY NE
2	145560	0062	11/24/2003	\$ 422,500	1700	380	7	1940	4	9612	YES	NO	13731 42ND PL NE
2	766370	0030	9/23/2003	\$ 735,000	1770	0	7	1957	3	3458	YES	YES	14528 EDGEWATER LN NE
2	882090	2100	2/24/2003	\$ 390,000	1790	560	7	1987	3	4122	YES	NO	11923 LAKESIDE PL NE
2	882090	2500	6/11/2004	\$ 385,000	1880	100	7	1950	3	7528	NO	NO	11929 EXETER AV NE
2	407320	0730	12/16/2003	\$ 570,000	1880	0	7	1955	5	5480	YES	NO	10045 LAKE SHORE BL NE
2	145950	0005	9/13/2004	\$ 1,395,000	1900	0	7	1931	4	9800	YES	YES	13254 RIVIERA PL NE
2	407830	0050	9/11/2003	\$ 522,000	2010	900	7	1939	5	3539	YES	NO	10650 LAKESIDE AV NE
2	145510	0320	5/21/2004	\$ 891,000	2030	480	7	1935	4	4558	YES	YES	13530 RIVIERA PL NE
2	145460	0235	9/3/2003	\$ 625,000	2200	500	7	1936	4	17934	YES	NO	12756 42ND AV NE
2	399270	0700	4/30/2004	\$ 355,000	2410	0	7	1992	3	6000	NO	NO	11514 SAND POINT WY NE
2	932480	0615	11/14/2003	\$ 502,000	2510	1120	7	1987	3	8100	YES	NO	14020 38TH AV NE
2	882090	2300	6/7/2004	\$ 395,000	1050	420	8	1952	3	12309	YES	NO	11728 EXETER AV NE
2	882090	0045	5/10/2004	\$ 469,000	1140	630	8	1953	4	8400	YES	NO	4227 NE 125TH ST
2	407320	0970	8/27/2003	\$ 750,000	1160	400	8	1940	4	8033	YES	YES	9550 LAKE SHORE BL NE
2	145410	0720	10/4/2004	\$ 355,000	1350	1050	8	1954	3	6660	NO	NO	12504 39TH AV NE
2	145460	0236	1/9/2003	\$ 575,000	1390	350	8	1976	3	9500	YES	NO	12752 42ND AV NE
2	145460	0136	4/21/2003	\$ 415,000	1460	880	8	1978	3	12027	YES	NO	4024 NE 125TH ST
2	407780	0147	1/7/2003	\$ 472,000	1530	800	8	1952	4	7830	YES	NO	10708 DURLAND AV NE
2	735220	0315	7/28/2003	\$ 715,000	1550	850	8	1977	4	2751	YES	YES	10648 RIVIERA PL NE
2	407780	0190	8/26/2003	\$ 535,000	1690	220	8	1952	4	9000	YES	NO	4610 NE 110TH ST
2	393590	0135	6/29/2004	\$ 720,000	1760	660	8	1963	4	17187	YES	NO	11314 SAND POINT WY NE
2	145510	0166	2/26/2003	\$ 487,500	1780	780	8	1968	4	7750	YES	NO	13730 42ND PL NE
2	407320	0757	6/2/2003	\$ 549,000	1890	0	8	1954	4	6620	YES	NO	10015 LAKE SHORE BL NE

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2	145460	0139	4/29/2004	\$ 599,000	1930	480	8	1972	4	9687	YES	NO	12509 42ND AV NE
2	145460	0041	11/26/2003	\$ 573,000	2020	1340	8	1944	4	12525	YES	NO	13037 42ND AV NE
2	882090	1865	10/5/2003	\$ 620,000	2030	860	8	1971	3	11119	YES	NO	11900 LAKESIDE PL NE
2	145510	0254	6/9/2004	\$ 1,300,000	2040	0	8	1954	4	11077	YES	YES	13728 RIVIERA PL NE
2	520720	0580	8/6/2003	\$ 425,000	2080	0	8	1977	3	7211	NO	NO	9101 MATTHEWS AV NE
2	407320	1285	3/2/2004	\$ 1,300,000	2100	380	8	1988	3	5566	YES	YES	10336 RIVIERA PL NE
2	735220	0506	3/27/2003	\$ 895,000	2190	0	8	1984	3	4662	YES	YES	10754 RIVIERA PL NE
2	145510	0040	12/2/2003	\$ 560,000	2390	0	8	1974	3	17010	YES	NO	13581 41ST AV NE
2	393590	0145	8/6/2004	\$ 740,000	2930	950	8	1951	4	12800	YES	NO	11302 SAND POINT WY NE
2	407780	0023	10/9/2003	\$ 665,000	1420	960	9	2000	3	6600	YES	NO	10735 LAKESIDE AV NE
2	145410	0510	10/14/2004	\$ 810,000	1650	950	9	1948	4	41900	YES	NO	13216 39TH AV NE
2	393590	0086	6/14/2004	\$ 699,500	1870	1410	9	1988	3	7227	YES	NO	11048 DURLAND AV NE
2	407780	0198	2/19/2003	\$ 500,000	1970	500	9	1958	4	10439	YES	NO	11041 DURLAND AV NE
2	407320	0785	6/8/2004	\$ 645,000	1990	1990	9	1986	3	9003	YES	NO	9740 49TH AV NE
2	145460	0006	3/9/2004	\$ 690,000	2010	520	9	1958	4	21418	YES	NO	4035 NE 135TH ST
2	812410	0056	8/18/2003	\$ 725,000	2060	900	9	1951	4	23568	YES	NO	14034 41ST AV NE
2	145460	0104	6/10/2003	\$ 660,000	2060	820	9	1989	3	9609	YES	NO	12571 42ND AV NE
2	145560	0017	6/15/2003	\$ 590,000	2160	0	9	1981	4	10202	YES	NO	13723 42ND AV NE
2	932480	0446	10/20/2003	\$ 695,000	2230	1200	9	1998	3	7695	YES	NO	14332 37TH AV NE
2	145950	0041	12/11/2003	\$ 1,075,000	2250	0	9	1991	3	5100	YES	YES	13048 RIVIERA PL NE
2	145460	0052	3/10/2004	\$ 637,000	2380	360	9	1986	3	12221	YES	NO	13023 42ND AV NE
2	407320	0818	6/22/2004	\$ 609,950	2510	0	9	1997	3	6000	NO	NO	4916 NE 97TH ST
2	407320	0818	6/24/2003	\$ 560,000	2510	0	9	1997	3	6000	NO	NO	4916 NE 97TH ST
2	871560	0061	8/26/2004	\$ 690,000	2610	760	9	1999	3	5060	YES	NO	8552 SAND POINT WY NE
2	145460	0046	10/16/2003	\$ 680,000	2640	0	9	1994	3	9600	YES	NO	13035 D 42ND AV NE
2	882090	1785	8/12/2003	\$ 712,000	2670	610	9	2002	3	11154	YES	NO	4269 NE 124TH ST
2	520720	0550	6/23/2003	\$ 565,000	2720	0	9	1998	3	7273	NO	NO	9211 MATTHEWS AV NE
2	735120	0070	3/1/2004	\$ 1,299,000	2750	0	9	1978	3	14900	YES	YES	14040 RIVIERA PL NE
2	520720	0320	8/6/2003	\$ 575,000	2880	0	9	2001	3	7136	YES	NO	9021 SAND POINT WY NE
2	520720	0317	5/27/2004	\$ 600,000	2990	870	9	2001	3	5030	NO	NO	9025 SAND POINT WY NE
2	145510	0051	2/23/2004	\$ 697,000	1520	1070	10	1982	3	9849	YES	NO	13542 40TH AV NE

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2	812410	0125	6/25/2003	\$ 566,000	1710	1180	10	1978	4	23807	YES	NO	14366 40TH AV NE
2	342604	9031	4/26/2004	\$ 703,500	1940	1070	10	1996	3	5289	YES	NO	8770 SAND POINT WY NE
2	342604	9049	2/19/2004	\$ 750,000	2370	0	10	1978	3	13345	YES	YES	9500 LAKE SHORE BL NE
2	882090	1775	7/31/2003	\$ 480,000	2400	0	10	1983	3	7493	YES	NO	12070 LAKESIDE PL NE
2	407780	0176	9/13/2004	\$ 790,000	2480	860	10	2004	3	7203	YES	NO	4511 NE 110TH ST
2	407780	0151	4/12/2004	\$ 800,000	2700	590	10	2004	3	6540	YES	NO	10763 DURLAND AV NE
2	407780	0175	3/26/2004	\$ 778,950	2720	650	10	2004	3	6540	YES	NO	10759 DURLAND AV NE
2	407780	0117	3/7/2003	\$ 775,000	2740	800	10	1995	3	7470	YES	NO	10629 EXETER AV NE
2	882090	2458	7/15/2004	\$ 785,000	3330	930	10	1996	3	6250	YES	NO	11704 DURLAND AV NE
4	102504	9153	6/13/2003	\$ 355,000	1200	800	6	1947	3	4150	NO	NO	5301 SAND POINT WY NE
4	317910	2280	3/19/2004	\$ 306,000	780	500	7	1943	3	5250	NO	NO	6011 OBERLIN AV NE
4	317910	0635	5/14/2004	\$ 350,000	790	180	7	1944	3	5583	NO	NO	4702 NE 55TH ST
4	317910	2165	6/21/2004	\$ 359,000	860	240	7	1942	3	5450	NO	NO	6216 45TH AV NE
4	317660	0130	9/25/2003	\$ 427,500	900	830	7	1944	4	7200	YES	NO	6240 52ND AV NE
4	317910	2095	4/26/2004	\$ 370,000	910	270	7	1942	3	5820	NO	NO	6257 VASSAR AV NE
4	317910	0585	3/12/2004	\$ 325,000	930	0	7	1949	3	5110	NO	NO	5702 45TH AV NE
4	317660	0035	7/18/2004	\$ 400,000	980	0	7	1942	3	7475	NO	NO	6009 52ND AV NE
4	317910	2180	1/28/2003	\$ 364,000	1020	920	7	1949	3	6593	NO	NO	4504 NE 62ND ST
4	317910	2290	5/16/2003	\$ 315,000	1070	0	7	1943	3	5225	NO	NO	6023 OBERLIN AV NE
4	317660	0135	9/25/2003	\$ 327,000	1130	400	7	1944	3	7200	YES	NO	6246 52ND AV NE
4	317910	1980	7/19/2004	\$ 480,621	1250	140	7	1944	5	6600	NO	NO	6236 VASSAR AV NE
4	317910	2000	4/21/2004	\$ 415,000	1300	220	7	1944	4	6217	NO	NO	6214 VASSAR AV NE
4	317910	0490	4/22/2004	\$ 382,500	1490	1110	7	1945	3	4758	NO	NO	5600 45TH AV NE
4	317910	1975	7/27/2004	\$ 580,000	2040	0	7	1944	4	6600	NO	NO	6244 VASSAR AV NE
4	317910	1210	10/14/2004	\$ 530,000	990	400	8	1941	3	6156	YES	NO	5831 VASSAR AV NE
4	317910	0482	7/9/2003	\$ 309,548	1040	50	8	2003	3	1377	NO	NO	4502 A NE 55TH ST
4	317910	0483	7/21/2003	\$ 309,305	1040	50	8	2003	3	1199	NO	NO	4508 B NE 55TH ST
4	317910	1110	6/14/2004	\$ 535,000	1050	420	8	1941	3	5858	YES	NO	5841 OBERLIN AV NE
4	317910	0357	5/22/2003	\$ 485,000	1070	1070	8	1940	4	5957	YES	NO	5032 PULLMAN AV NE
4	317910	0479	7/22/2003	\$ 313,271	1110	40	8	2003	3	1400	NO	NO	4506 A NE 55TH ST
4	317910	0485	7/16/2003	\$ 305,451	1110	40	8	2003	3	1369	NO	NO	4504 B NE 55TH ST

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4	317910	0935	1/8/2004	\$ 469,500	1190	360	8	1953	3	5800	YES	NO	4974 PURDUE AV NE
4	317910	0345	3/17/2004	\$ 489,500	1190	670	8	1952	5	6000	YES	NO	5052 PULLMAN AV NE
4	317910	1945	6/24/2003	\$ 460,000	1220	1040	8	1948	3	6600	NO	NO	6077 WELLESLEY WY NE
4	317710	0020	5/15/2003	\$ 389,000	1220	1020	8	1950	3	6000	NO	NO	6038 52ND AV NE
4	317910	0478	7/10/2003	\$ 320,110	1240	0	8	2003	3	1773	NO	NO	4504 A NE 55TH ST
4	318010	0020	4/16/2004	\$ 369,950	1260	200	8	1998	3	1892	NO	NO	4517 NE 55TH ST
4	317910	0480	7/21/2003	\$ 334,128	1260	0	8	2003	3	1536	NO	NO	4506 B NE 55TH ST
4	317910	0484	8/8/2003	\$ 334,997	1270	0	8	2003	3	1387	NO	NO	4508 A NE 55TH ST
4	317910	0945	5/11/2004	\$ 559,000	1300	700	8	1953	3	5800	YES	NO	4962 PURDUE AV NE
4	317910	0350	4/20/2004	\$ 475,000	1330	750	8	1958	3	6000	YES	NO	5044 PULLMAN AV NE
4	317910	1240	8/13/2004	\$ 460,000	1340	400	8	1941	3	6377	YES	NO	5840 OBERLIN AV NE
4	317910	0481	7/15/2003	\$ 340,000	1340	0	8	2003	3	2067	NO	NO	4502 B NE 55TH ST
4	317910	1155	5/6/2003	\$ 396,000	1360	550	8	1940	3	6161	YES	NO	4536 STANFORD AV NE
4	112504	9177	4/26/2004	\$ 385,000	1400	900	8	1968	3	6000	NO	NO	6322 54TH AV NE
4	317910	0285	2/19/2004	\$ 627,000	1470	440	8	1940	3	6720	YES	NO	4983 PURDUE AV NE
4	102504	9183	2/10/2003	\$ 420,000	1470	400	8	1952	4	8052	YES	NO	6261 52ND AV NE
4	112504	9104	5/18/2003	\$ 430,000	1490	700	8	1948	3	9861	NO	NO	6401 58TH AV NE
4	317910	0045	3/19/2004	\$ 471,000	1500	370	8	1949	3	6120	NO	NO	4739 NE 55TH ST
4	317910	0760	4/21/2003	\$ 405,000	1510	0	8	1946	3	6802	NO	NO	4514 PURDUE AV NE
4	317910	0790	10/4/2004	\$ 550,000	1530	700	8	1947	4	6930	NO	NO	4556 PURDUE AV NE
4	317910	1480	7/21/2004	\$ 559,000	1540	0	8	1953	3	5907	YES	NO	6217 50TH AV NE
4	732640	0025	6/24/2004	\$ 477,500	1580	900	8	1958	3	6024	NO	NO	5526 NE 63RD ST
4	317910	2060	5/22/2003	\$ 499,950	1610	220	8	1941	4	6325	NO	NO	6215 VASSAR AV NE
4	317660	0065	3/19/2003	\$ 425,000	1610	510	8	1943	4	7216	NO	NO	6049 52ND AV NE
4	317710	0050	11/24/2003	\$ 530,300	2080	700	8	1947	3	6301	NO	NO	6002 52ND AV NE
4	317560	0060	4/7/2003	\$ 550,000	2130	300	8	1940	3	7150	YES	NO	6011 51ST AV NE
4	317910	0355	2/18/2003	\$ 545,000	2660	410	8	1978	3	6000	YES	NO	5038 PULLMAN AV NE
4	317910	1835	6/26/2003	\$ 427,000	1290	570	9	1950	3	6600	YES	NO	6068 WELLESLEY WY NE
4	317910	0450	7/16/2004	\$ 570,000	1500	700	9	1941	4	6503	NO	NO	4824 PULLMAN AV NE
4	317910	2185	8/22/2003	\$ 589,000	1500	900	9	1941	5	5936	YES	NO	4712 NE 60TH ST
4	317910	1840	5/8/2003	\$ 475,000	1520	610	9	1950	3	6600	YES	NO	6060 WELLESLEY WY NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 46**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	317910	0910	5/1/2003	\$ 636,000	1660	1660	9	1951	3	6324	YES	NO	4943 STANFORD AV NE
4	317910	1455	4/16/2004	\$ 723,000	1820	900	9	1938	3	5877	YES	NO	6040 PRINCETON AV NE
4	102504	9223	7/14/2003	\$ 474,500	1820	960	9	1967	3	8511	NO	NO	6251 52ND AV NE
4	102504	9098	9/15/2003	\$ 504,000	1860	1270	9	1968	3	8511	NO	NO	6245 52ND AV NE
4	317760	0075	10/21/2003	\$ 624,000	1890	1210	9	1998	3	6000	NO	NO	6232 53RD AV NE
4	317910	1630	10/20/2003	\$ 849,000	1940	1900	9	1958	4	8928	YES	NO	4939 NE 65TH ST
4	317910	1420	6/13/2003	\$ 940,000	1950	1200	9	1946	3	8625	YES	NO	6008 PRINCETON AV NE
4	317910	1805	8/10/2004	\$ 711,000	2150	400	9	1949	3	9900	YES	NO	6075 ANN ARBOR AV NE
4	317910	1070	4/6/2004	\$ 650,000	2320	900	9	1931	4	4392	YES	NO	5724 PRINCETON AV NE
4	112504	9202	5/24/2004	\$ 626,000	2560	0	9	2000	3	5000	NO	NO	5513 NE 65TH ST
4	102504	9243	3/25/2003	\$ 729,500	2580	510	9	2002	3	5330	YES	NO	6265 52ND AV NE
4	112504	9203	4/16/2004	\$ 622,000	2610	0	9	2000	3	5123	NO	NO	5515 NE 65TH ST
4	112504	9206	4/1/2003	\$ 650,000	2880	0	9	2003	3	5078	NO	NO	5506 NE 62ND ST
4	317910	1355	3/11/2003	\$ 751,000	1940	380	10	1931	4	7378	YES	NO	4915 NE 60TH ST
5	893410	0050	7/14/2004	\$ 353,000	810	0	7	1944	5	6426	NO	NO	7300 48TH AV NE
5	893410	0010	3/8/2004	\$ 379,950	830	400	7	1944	3	6489	NO	NO	7321 48TH AV NE
5	893410	0070	5/7/2004	\$ 374,950	830	0	7	1944	4	6426	NO	NO	7309 49TH AV NE
5	892410	0290	2/19/2003	\$ 440,000	830	830	7	1943	5	7462	YES	NO	6638 57TH AV NE
5	892710	0055	9/14/2004	\$ 380,000	850	850	7	1987	3	6435	NO	NO	6501 47TH AV NE
5	892710	0095	4/27/2004	\$ 384,500	860	860	7	1943	4	6138	NO	NO	6510 47TH AV NE
5	893410	0015	11/13/2003	\$ 390,000	890	670	7	1944	5	6678	NO	NO	7315 48TH AV NE
5	892810	0225	5/14/2003	\$ 395,000	910	730	7	1945	3	8360	NO	NO	7415 55TH AV NE
5	892760	0055	7/14/2003	\$ 389,000	930	770	7	1943	4	6930	NO	NO	6819 47TH AV NE
5	612760	0154	4/30/2004	\$ 529,100	940	900	7	1946	3	6820	YES	NO	6830 52ND AV NE
5	892610	0105	6/21/2004	\$ 450,000	980	500	7	1942	4	6018	NO	NO	6505 53RD AV NE
5	612760	0029	3/3/2003	\$ 390,000	980	250	7	1945	3	6820	NO	NO	6828 54TH AV NE
5	892610	0435	3/8/2003	\$ 389,500	980	620	7	1944	3	6120	NO	NO	7016 53RD AV NE
5	892760	0060	7/27/2004	\$ 350,000	980	170	7	1943	4	6930	NO	NO	6825 47TH AV NE
5	929430	0705	6/27/2003	\$ 445,000	990	640	7	1946	3	6630	YES	NO	7008 58TH AV NE
5	892660	0015	5/19/2004	\$ 424,000	1020	920	7	1944	3	6100	NO	NO	7405 48TH AV NE
5	892610	0190	5/19/2004	\$ 371,000	1070	0	7	1941	3	5974	NO	NO	6509 54TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 46**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
5	892610	0065	4/9/2003	\$ 410,000	1080	600	7	1944	3	5886	NO	NO	6553 53RD AV NE
5	892660	0035	10/16/2003	\$ 489,000	1090	700	7	1944	4	5824	NO	NO	4817 NE 74TH ST
5	612760	0190	1/26/2004	\$ 469,000	1100	900	7	1947	4	6200	YES	NO	5203 NE 70TH ST
5	892410	0375	2/6/2004	\$ 391,400	1110	0	7	1941	3	8125	YES	NO	6515 58TH AV NE
5	892810	0005	6/23/2003	\$ 459,000	1180	350	7	1944	4	5775	YES	NO	7300 52ND AV NE
5	892610	0135	9/24/2004	\$ 438,000	1210	1040	7	1941	4	5974	NO	NO	6526 53RD AV NE
5	892510	0205	6/17/2004	\$ 567,000	1230	180	7	1941	3	6200	YES	NO	7029 NE 52ND ST
5	892760	0040	10/16/2003	\$ 342,000	1230	0	7	1943	4	7425	NO	NO	6804 46TH AV NE
5	892410	0400	2/17/2004	\$ 551,000	1280	830	7	1939	4	8125	YES	NO	6611 58TH AV NE
5	892810	0115	5/20/2003	\$ 493,000	1320	690	7	2002	3	6120	NO	NO	7301 54TH AV NE
5	892410	0395	4/6/2004	\$ 461,000	1340	300	7	1940	3	5900	YES	NO	6607 58TH AV NE
5	612760	0055	5/12/2004	\$ 525,000	1350	1100	7	1945	4	6820	NO	NO	6856 54TH AV NE
5	042900	0175	8/27/2003	\$ 340,000	1350	0	7	1953	3	5820	NO	NO	7144 45TH AV NE
5	042900	0260	7/28/2004	\$ 400,000	1370	720	7	1952	3	6048	NO	NO	7344 47TH AV NE
5	892810	0230	7/21/2004	\$ 498,000	1390	0	7	1945	4	9120	NO	NO	7421 55TH AV NE
5	892660	0195	9/30/2004	\$ 531,500	1420	320	7	1943	4	6039	YES	NO	4826 NE 70TH ST
5	612760	0034	1/27/2004	\$ 427,000	1420	250	7	1945	3	6820	NO	NO	6834 54TH AV NE
5	892410	0010	8/19/2004	\$ 490,000	1450	200	7	1939	3	6700	YES	NO	6915 56TH AV NE
5	892610	0405	6/30/2003	\$ 397,000	1450	310	7	1944	3	6825	NO	NO	7056 54TH AV NE
5	042900	0080	10/23/2003	\$ 405,000	1450	750	7	1952	3	6208	NO	NO	4514 NE 73RD ST
5	893460	0100	1/27/2004	\$ 313,750	1480	0	7	1944	3	6435	NO	NO	6833 47TH AV NE
5	042900	0255	11/13/2003	\$ 500,000	1530	1000	7	1952	4	6210	NO	NO	7338 47TH AV NE
5	892660	0210	7/6/2004	\$ 487,500	1540	700	7	1983	3	6336	NO	NO	4816 NE 71ST ST
5	892810	0055	12/8/2003	\$ 427,000	1580	300	7	1944	3	5775	NO	NO	7305 53RD AV NE
5	032700	0125	2/12/2004	\$ 636,000	1590	1020	7	1947	4	9120	YES	NO	7714 56TH PL NE
5	929430	0080	6/28/2004	\$ 550,000	1610	450	7	1947	4	5000	YES	NO	7318 55TH AV NE
5	929430	0070	5/29/2003	\$ 397,950	1640	180	7	1945	3	5000	YES	NO	7306 55TH AV NE
5	892610	0485	10/5/2004	\$ 510,000	1650	0	7	1944	5	6060	NO	NO	7003 54TH AV NE
5	892710	0040	8/6/2004	\$ 450,000	1650	500	7	1943	4	6138	NO	NO	6516 46TH AV NE
5	892660	0010	4/18/2003	\$ 439,000	1660	270	7	1944	4	6100	NO	NO	7411 48TH AV NE
5	892360	0165	12/8/2003	\$ 540,000	1720	250	7	1937	3	6200	YES	NO	6514 51ST AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 46**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	893410	0100	12/15/2003	\$ 367,000	1820	0	7	1944	3	6615	NO	NO	7300 49TH AV NE
5	929430	0190	9/23/2003	\$ 462,550	1830	0	7	1947	4	4650	YES	NO	7006 55TH AV NE
5	892660	0231	6/27/2003	\$ 700,000	1970	800	7	1941	4	7050	YES	NO	4902 NE 70TH ST
5	929430	0535	6/15/2004	\$ 539,950	1120	800	8	1952	3	7360	YES	NO	7123 58TH AV NE
5	929430	0380	3/24/2004	\$ 640,000	1130	940	8	1967	5	5400	YES	NO	7340 56TH AV NE
5	612760	0205	12/16/2003	\$ 390,000	1150	520	8	1950	3	6200	NO	NO	6847 54TH AV NE
5	929430	0005	6/3/2003	\$ 385,000	1200	0	8	1951	3	4182	YES	NO	7363 56TH AV NE
5	527320	0055	4/30/2003	\$ 375,000	1210	320	8	1952	4	5400	NO	NO	4509 NE 71ST ST
5	892360	0115	9/16/2004	\$ 573,070	1240	1240	8	1948	3	7936	YES	NO	5123 NE 70TH ST
5	892410	0440	7/1/2004	\$ 480,000	1250	300	8	1948	3	6262	YES	NO	6651 58TH AV NE
5	929430	0560	9/8/2004	\$ 530,000	1270	1070	8	1948	3	7200	YES	NO	7021 58TH AV NE
5	892560	0075	7/15/2004	\$ 568,000	1280	300	8	1941	3	8928	YES	NO	4902 NE 68TH ST
5	753380	0585	8/6/2004	\$ 649,000	1310	750	8	1949	3	8856	YES	NO	7710 CREST DR NE
5	753380	0675	1/21/2003	\$ 479,950	1400	0	8	1948	3	7140	NO	NO	7748 FOREST DR NE
5	753380	0435	7/25/2003	\$ 605,000	1490	600	8	1942	3	7995	NO	NO	8017 FOREST DR NE
5	042900	0040	3/8/2004	\$ 425,500	1590	870	8	1954	3	6014	NO	NO	4500 NE 73RD ST
5	042900	0240	1/22/2003	\$ 447,500	1610	600	8	1954	4	6426	NO	NO	7320 47TH AV NE
5	042900	0125	7/27/2004	\$ 378,200	1630	0	8	1955	3	4788	NO	NO	4611 NE 75TH ST
5	753380	0795	9/12/2003	\$ 510,000	1640	0	8	1948	3	7380	NO	NO	7729 CREST DR NE
5	753380	0880	6/9/2004	\$ 615,000	1660	0	8	1950	3	7200	NO	NO	8010 RIDGE DR NE
5	032900	0020	10/8/2004	\$ 675,000	1660	1370	8	1970	3	8480	NO	NO	7540 58TH AV NE
5	753380	0050	1/22/2003	\$ 599,000	1660	450	8	1942	3	8442	NO	NO	7700 FAIRWAY DR NE
5	753380	0900	6/14/2004	\$ 521,000	1780	0	8	1949	3	7200	NO	NO	8034 RIDGE DR NE
5	753380	0835	7/7/2003	\$ 484,000	1860	0	8	1949	3	7200	NO	NO	7718 RIDGE DR NE
5	032900	0090	12/29/2003	\$ 427,500	1910	0	8	1968	3	9098	NO	NO	7543 57TH PL NE
5	892560	0085	5/17/2004	\$ 655,000	1960	0	8	1984	3	7688	NO	NO	6821 50TH AV NE
5	753380	0615	5/10/2004	\$ 560,000	2270	0	8	1947	3	8856	NO	NO	7520 RIDGE DR NE
5	753380	0465	6/23/2003	\$ 680,000	2600	320	8	1946	3	8856	NO	NO	8201 FOREST DR NE
5	736360	0390	4/27/2004	\$ 795,000	1420	620	9	1958	3	5800	YES	NO	4812 NE 85TH ST
5	753380	0830	5/25/2004	\$ 540,000	1540	0	9	1949	3	7200	NO	NO	7712 RIDGE DR NE
5	368990	0030	9/23/2003	\$ 450,000	1680	900	9	1946	4	6976	YES	NO	4816 NE 65TH ST

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**Area 46**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	753380	0850	6/27/2003	\$ 490,000	1820	0	9	1950	3	7200	NO	NO	7736 RIDGE DR NE
5	753380	0565	9/22/2004	\$ 762,500	1910	1240	9	1949	3	8060	YES	NO	7734 CREST DR NE
5	892310	0040	10/30/2003	\$ 850,000	2030	1180	9	1948	3	9300	YES	NO	6822 50TH AV NE
5	736360	0435	4/23/2004	\$ 581,500	2030	0	9	1955	5	10400	YES	NO	8507 INVERNESS DR NE
5	736360	0410	10/3/2003	\$ 517,000	2040	0	9	1964	3	7200	YES	NO	4821 NE 86TH ST
5	892810	0105	10/21/2004	\$ 779,700	2260	0	9	1996	3	6120	NO	NO	7313 54TH AV NE
5	892510	0125	7/20/2004	\$ 840,000	2470	0	9	1939	5	9300	YES	NO	7050 51ST AV NE
5	892460	0020	3/3/2004	\$ 751,750	3160	2390	9	1949	3	10050	YES	NO	6541 50TH AV NE
5	736360	0300	3/26/2003	\$ 650,000	1910	1110	10	1977	3	7000	YES	NO	4938 NE 85TH ST
5	055200	0010	5/24/2004	\$ 700,000	2100	0	10	1954	3	12800	YES	NO	8620 45TH AV NE
5	318910	0040	7/12/2004	\$ 727,500	2220	0	10	1953	3	7200	NO	NO	8036 45TH AV NE
5	736360	0167	10/15/2004	\$ 760,000	2820	0	10	1984	3	7500	YES	NO	8900 INVERNESS CT NE
5	032900	0120	9/14/2004	\$ 870,000	2860	280	10	1958	5	5824	YES	NO	7515 57TH PL NE
5	892610	0110	6/14/2004	\$ 844,750	3250	0	10	2004	3	6363	NO	NO	6501 53RD AV NE
5	360750	0510	6/24/2004	\$ 840,000	2610	1380	11	1985	3	10096	YES	NO	8651 INVERNESS DR NE
5	892360	0045	9/2/2003	\$ 1,262,500	3020	1080	11	1995	3	6820	YES	NO	6816 51ST AV NE
5	892510	0235	4/14/2004	\$ 1,385,472	3190	0	11	1997	3	9920	YES	NO	5123 NE 73RD ST
5	892610	0050	12/19/2003	\$ 1,050,000	3370	880	11	2002	3	6420	YES	NO	6500 52ND AV NE
5	360750	0020	5/7/2003	\$ 825,000	3380	0	11	1987	3	12467	YES	NO	8903 INVERNESS DR NE

***Improved Sales Removed from this Annual Update Analysis***  
**Area 46**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
2	145460	0021	5/27/04	\$320,000	Prev Imp <=10K
2	145460	0045	11/4/03	\$553,000	Imp Count
2	145460	0246	8/19/04	\$493,500	Prev Imp <=10K
2	145510	0116	7/8/04	\$409,000	Prev Imp <=10K
2	145510	0240	6/14/04	\$750,000	QUESTIONABLE DATA
2	145510	0305	10/29/03	\$705,000	TEAR DOWN, % Compl
2	145560	0045	4/16/04	\$172,596	PARTIAL INTEREST (103, 102, Etc.), DOR Ratio
2	156810	0895	4/9/04	\$22,000	QUIT CLAIM DEED, DOR Ratio
2	342604	9069	5/28/04	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	399270	0844	7/23/04	\$462,500	Obsol
2	407320	0500	6/27/03	\$435,000	UNFINISHED AREA
2	407320	0576	8/1/03	\$275,500	RELATED PARTY, FRIEND, OR NEIGHBOR
2	407320	0690	6/25/03	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR, DOR Ratio
2	407320	0980	4/9/04	\$1,322,900	UNFINISHED AREA
2	407480	0165	4/24/03	\$98,510	RELATED PARTY, FRIEND, OR NEIGHBOR, DOR Ratio
2	407780	0023	10/24/03	\$665,000	RELOCATION - SALE TO SERVICE
2	407780	0124	1/21/04	\$340,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	407780	0163	8/5/04	\$425,000	Limited Representation
2	407780	0176	1/17/03	\$200,000	DOR Ratio
2	407780	0204	5/20/03	\$132,500	PARTIAL INTEREST (103, 102, Etc.)
2	407830	0035	8/2/04	\$335,000	Active Permit Before Sale >25K
2	407830	0100	3/17/03	\$89,500	DOR Ratio
2	520720	0375	5/25/04	\$459,000	Limited Representation
2	520720	0390	12/2/03	\$296,500	QUESTIONABLE PER SALES IDENTIFICATION
2	735120	0011	5/28/04	\$835,000	NO MARKET EXPOSURE
2	735120	0145	5/26/04	\$941,000	UNFINISHED AREA
2	735120	0265	6/9/03	\$825,000	NO MARKET EXPOSURE
2	735170	0025	7/26/03	\$965,000	NO MARKET EXPOSURE
2	735170	0065	1/7/04	\$650,000	Diagnostic Outlier
2	735170	0295	2/23/04	\$1,041,000	NO MARKET EXPOSURE
2	735220	0195	1/20/04	\$855,000	Diagnostic Outlier
2	735220	0560	8/13/04	\$880,000	NO MARKET EXPOSURE
2	735220	0680	1/23/03	\$595,380	NON-REPRESENTATIVE SALE, Obsol
2	871560	0064	5/24/04	\$800,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	882090	1555	9/12/03	\$195,000	Limited Representation
2	882090	1665	8/7/03	\$287,000	NO MARKET EXPOSURE
2	882090	2625	9/9/04	\$139,000	DOR Ratio
2	882090	2700	5/8/03	\$212,000	Obsol
2	932480	0595	2/18/04	\$375,500	Obsol
2	932480	0737	5/13/04	\$129,912	RELATED PARTY, FRIEND, OR NEIGHBOR, DOR Ratio
4	102504	9170	12/16/03	\$37,500	PARTIAL INTEREST (103, 102, Etc.), DOR Ratio
4	317660	0105	5/30/03	\$350,000	NO MARKET EXPOSURE
4	317910	0460	6/21/04	\$379,950	Limited Representation
4	317910	0565	6/9/03	\$300,000	Limited Representation
4	317910	1240	4/19/04	\$250,000	QUIT CLAIM DEED

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**Area 46**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
4	317910	1400	9/2/03	\$695,000	Obsol
4	317910	1575	8/15/03	\$1,060,000	Limited Representation
4	317910	2170	6/3/04	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	032504	9235	6/13/03	\$705,000	Diagnostic Outlier
5	568400	0140	4/24/03	\$97,600	DOR Ratio
5	736360	0030	1/13/03	\$775,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	736360	0135	6/27/03	\$560,000	QUESTIONABLE DATA
5	753380	0155	6/11/03	\$1,780,000	Limited Representation
5	753380	0215	5/10/03	\$1,060,000	QUESTIONABLE DATA
5	753380	0405	2/24/03	\$489,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	753380	0685	7/29/03	\$684,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	753380	0700	9/6/04	\$1,200,000	% Compl, Active Permit Before Sale >25K
5	753380	0700	7/17/03	\$419,000	% Compl, DOR Ratio
5	753380	1030	9/25/03	\$318,000	% Compl, DOR Ratio
5	753380	1030	4/4/03	\$310,000	% Compl, DOR Ratio
5	892310	0005	10/31/03	\$1,075,000	Imp Count, Unfinished Area
5	892310	0180	3/10/03	\$1,030,000	UNFINISHED AREA
5	892360	0125	10/21/04	\$1,000,000	Obsol
5	892510	0055	5/19/03	\$620,000	Diagnostic Outlier
5	892510	0255	11/7/03	\$773,500	Active Permit Before Sale >25K
5	892610	0090	6/24/03	\$348,200	NO MARKET EXPOSURE
5	892610	0110	1/28/03	\$280,000	DOR Ratio
5	892610	0310	10/14/04	\$1,100,000	QUESTIONABLE DATA
5	892610	0406	7/27/04	\$446,151	STATEMENT TO DOR
5	892710	0080	10/7/03	\$310,000	NON-REPRESENTATIVE SALE
5	892810	0135	6/24/03	\$373,000	NO MARKET EXPOSURE
5	893110	0040	1/28/03	\$370,000	Obsol
5	929430	0055	6/17/03	\$350,000	TEAR DOWN, % Compl, DOR Ratio
5	929430	0265	3/16/04	\$410,000	% Net Cond, Prev Imp <=10K
5	929430	0350	9/16/03	\$397,000	Prev Imp <=10K
5	929430	0405	7/21/04	\$425,000	NON-REPRESENTATIVE SALE, NO MARKET EXPOSURE
5	929430	0720	4/13/04	\$385,000	Prev Imp <=10K



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**Department of Assessments**  
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**Scott Noble**  
**Assessor**

## MEMORANDUM

DATE: January 31, 2005

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2005 Revaluation for 2006 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr